

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
March 23, 2017

Case #2764: Application of Jacqueline Zapson of 93 Kerrigan Street, Long Beach, NY and Summit Development & Management Corp. of 34 Shore Park Road, Great Neck, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(b) Height; 9-105.12(c) Lot Area; 9-105.12(d) Building Area; 9-105.12(f) Side Yard for construction of a new 4 story multiple dwelling at 70 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 205, Lot 5 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2816: Application of Cheryl Voges of 364 East Hudson Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(k) Expanding Use; 9-112(2) Off Street Parking for 2 family use at 364 East Hudson Street, Long Beach, NY also known as Section 59, Block 137, Lot 33 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2818: Application of Nancy Abasolo of 661 Neptune Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(b) Height; 9-105.2(c) Front Yard; 9-105.3(d) Side Yard to elevate the existing house at 661 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 164, Lot 40 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2821: Application of Douglas Volosevich of 83 Armour Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(C) Front Yard; 9-105.8(D) Side Yard to elevate the existing house at 83 Armour Street, Long Beach, NY also known as Section 59, Block 179, Lot 29 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2822: Application of Rosemary & Gerard Alton of 411 West Chester Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard to elevate the existing house at 411 West Chester Street, Long Beach, NY also known as Section 59, Block 33, Lot 69 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2823: Application of Estate of Gertrude D'Auria of 1 Boyd Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(C) Front Yard; 9-105.8(D) Side Yard to elevate the existing house at 1 Boyd Street, Long Beach, NY also known as Section 59, Block 218, Lot 52 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2824: Application of Eugene J. D'Auria & Little Acres, Ltd. of 877 Van Buren Avenue, Franklin Square, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(C) Front Yard; 9-105.8(D) Side Yard to elevate the existing house at 7 Boyd Street, Long Beach, NY also known as Section 59, Block 218, Lot 49 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2825: Application of Kevin O'Connell of 518 West Fulton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard to elevate the existing house at 518 West Fulton Street, Long Beach, NY also known as Section 59, Block 20, Lot 132 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2826: Application of Anthony Arena of 1657 Warwick Road, Hewlett, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(C) Front Yard for construction of a new house at 71 Virginia Avenue, Long Beach, NY also known as Section 59, Block 233, Lot 44 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2827: Application of George Werner of 865 Oceanfront, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(G) Rear Yard for a new rear yard deck at 865 Oceanfront, Long Beach, NY also known as Section 59, Block 269, Lot 19 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2828: Application of Marc & Kimberly Babich of 1050 West Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard for a new covered front porch at 1050 West Park Avenue, Long Beach, NY also known as Section 58, Block 95, Lot 27 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2829: Application of Charles Ferraro of 546 West Hudson Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard to elevate the existing house at 546 West Hudson Street, Long Beach, NY also known as Section 59, Block 21, Lot 121 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2830: Application of William & Robin Donovan of 8 Clark Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(K) Side Yards for reconstruction of an existing single family residence at 8 Clark Street, Long Beach, NY also known as Section 59, Block 227, Lot 222 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2831: Application of David Katzen & Renee Chituk of 552 West Olive Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(C) Front Yard for a new front entry at 552 West Olive Street, Long Beach, NY also known as Section 59, Block 26, Lot 17 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2832: Application of Matthew & Mary Quinn of 618 West Walnut Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(A) Use; 9-112(1) Minimum Off Street Parking for legalizing a 2nd kitchen in a single family dwelling at 618 West Walnut Street, Long Beach, NY also known as Section 59, Block 14, Lot 15 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2833: Application of Noah Malewicz of 87 Vermont Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 87 Vermont Street, Long Beach, NY also known as Section 59, Block 232, Lot 36 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2834: Application of Alexandra Simmons of 370 West Penn Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 370 West Penn Street, Long Beach, NY also known as Section 59, Block 51, Lot 168 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2835: Application of Jeffery Berzner & Theresa Rosario of 86 California Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(D) Side Yard; 9-113.2(G) Off Street Parking for construction of a new residence at 86 California Street, Long Beach, NY also known as Section 59, Block 243, Lot 11 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2836: Application of Maureen O'Driscoll of 42 Louisiana Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(D) Side Yard to elevate the existing house at 42 Louisiana Street, Long Beach, NY also known as Section 58, Block 109, Lot 7 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2837: Application of Jane Morgan of 241 West Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard to elevate the existing house at 241 West Fulton Street, Long Beach, NY also known as Section 59, Block 54, Lot 57 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2838: Application of Kevin O'Connor of 609 Laurelton Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard to elevate the existing house at 609 Laurelton Boulevard, Long Beach, NY also known as Section 59, Block 42, Lot 41 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2839: Application of Douglas Sheer of 734 East Chester Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height to elevate the existing house at 734 East Chester Street, Long Beach, NY also known as Section 59, Block 81, Lot 54 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2840: Application of Paul Jennings of 701 Lincoln Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height; 9-105.2(D) Side Yard; 9-105.2(E) Rear Yard to elevate the existing house at 701 Lincoln Boulevard, Long Beach, NY also known as Section 59, Block 133, Lot 78 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2841: Application of Robert Brunelli of 33 Bay Street, East Atlantic Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(E) Front Yard to elevate the existing house at 21 Minnesota Avenue, Long Beach, NY also known as Section 58, Block 89, Lot 26 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2842: Application of Susan Kornacki of 71 Michigan Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(M) to subdivide a 60 X 60 parcel of land into two 30 X 60 parcels of land at 71 Michigan Street, Long Beach, NY also known as Section 58, Block 98, Lots 44 - 45 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: March 23, 2017  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman